

**ORDINANCE NO. 20061130-056**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2608 DEL CURTO ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO URBAN FAMILY RESIDENCE-CONDITIONAL OVERLAY (SF-5-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to urban family residence-conditional overlay (SF-5-CO) combining district on the property described in Zoning Case No C14-06-0189, on file at the Neighborhood Planning and Zoning Department, as follows

Lot 2, Block A, Resubdivision of a portion of Lot 8, Theodore Low Heights Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No 200500324 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 2608 Del Curto Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A"

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions

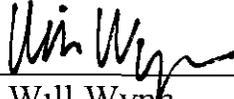
- 1 Development of the Property may not exceed a density of four residential units
- 2 The maximum impervious cover on the Property is 50 percent

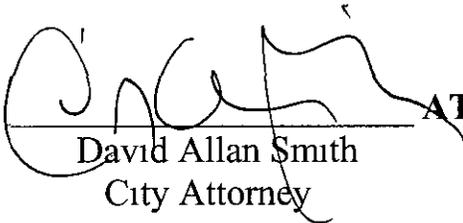
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the urban family (SF-5) base district and other applicable requirements of the City Code

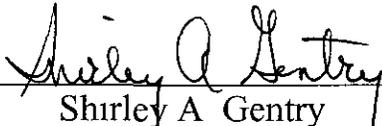
**PART 3.** This ordinance takes effect on December 11, 2006

**PASSED AND APPROVED**

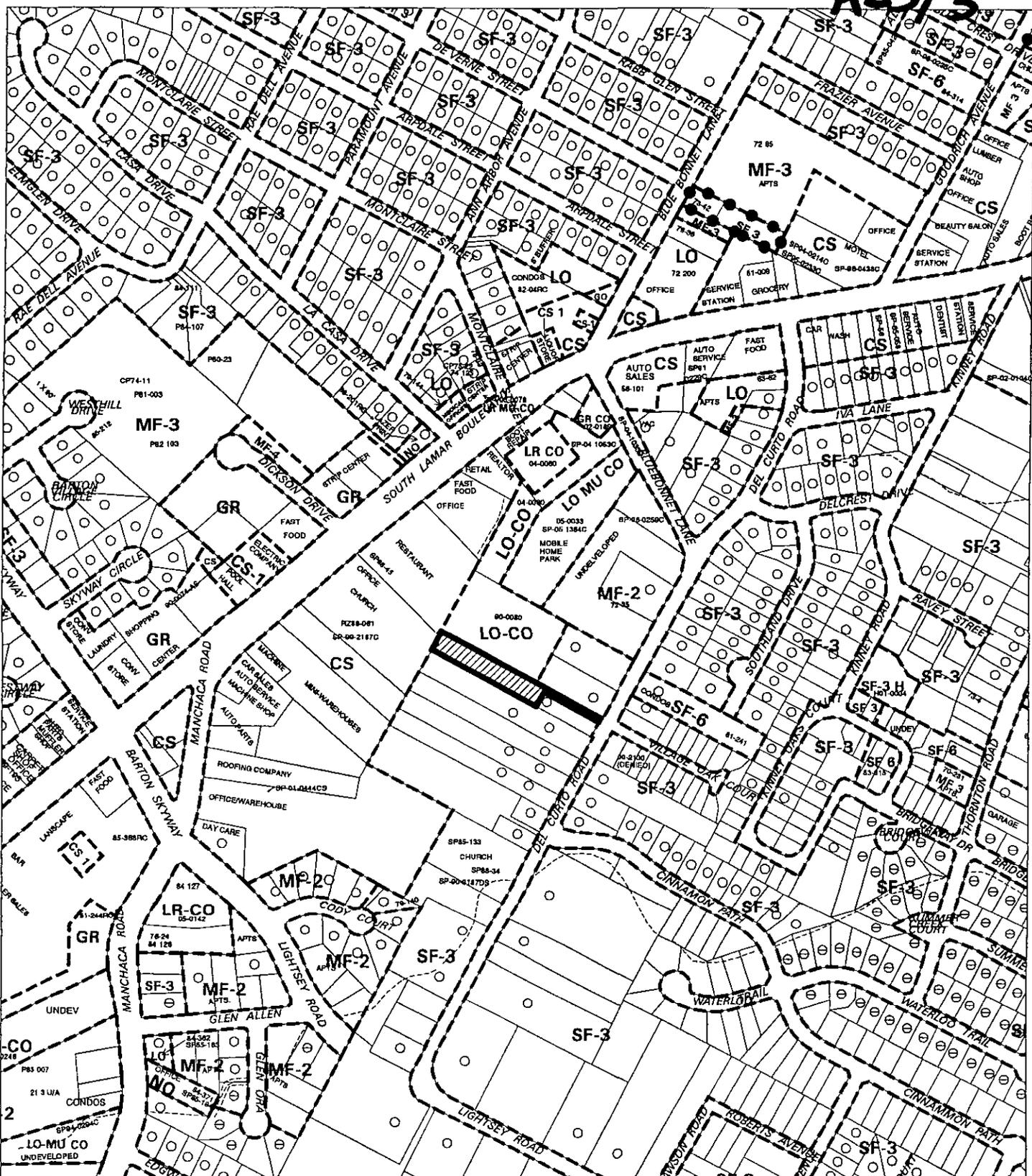
\_\_\_\_\_  
November 30, 2006

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§  
§ \_\_\_\_\_  
  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
  
David Allan Smith  
City Attorney

  
Shirley A Gentry  
City Clerk

A23/3



<p>1 = 400</p>	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR R HEIL</p>	<p><b>ZONING EXHIBIT A</b></p> <p>CASE # C14-06-0189</p> <p>ADDRESS DEL CURTO RD</p> <p>SUBJECT AREA (acres) 0.700</p>	<p>DATE 06-09</p> <p>INTLS SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>G20</p>
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CO  
05-00

SF-3